



County of Los Angeles  
**CHIEF ADMINISTRATIVE OFFICE**

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://cao.co.la.ca.us>

DAVID E. JANSSEN  
Chief Administrative Officer

February 1, 2005

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

Dear Supervisors:

**CONVEYANCE OF COUNTY SURPLUS REAL PROPERTY TO THE MOUNTAINS  
RECREATION AND CONSERVATION AUTHORITY, CALABASAS  
(THIRD DISTRICT) (4-VOTES)**

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find that the conveyance of 12 acres of County-owned real property located in Calabasas south of Mullholland Highway (subject property) to the Mountains Recreation and Conservation Authority (MRCA) is exempt under the California Environmental Quality Act (CEQA).
2. Rescind the sale of the subject property to the Santa Monica Mountains Conservancy (Conservancy) at the Conservancy's request.
3. Approve the sale of the County's right, title and interest in the subject property to MRCA for \$50,000; and instruct the Chairman to sign the attached quitclaim deed (Attachment A) which has been approved as to form by County Counsel.
4. Instruct the Auditor-Controller to deposit the sale proceeds, after deducting for expenses, into the Asset Development Implementation Fund as directed by the Chief Administrative Officer (CAO).
5. Authorize the CAO to execute all necessary documents to complete the sales transaction, upon approval of the documents by County Counsel.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to sell County-owned real property no longer required for County needs to the MRCA for use as open space and recreational purposes. On February 4, 2003, your Board approved the sale of the subject property to the Conservancy. However, subsequent to your Board's approval, the Conservancy notified the County that it had entered into a partnership with the City of Calabasas for the development of the subject property for recreational purposes and that the entity to hold title would be the MRCA.

Inasmuch as the sale to the Conservancy has previously been approved, that sale must be cancelled and the authority to sell to MRCA must be specifically adopted by your Board.

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The Countywide Strategic Plan directs that we provide the public with beneficial and responsive services (Goal 1). The transfer of the subject property will support the MRCA's efforts to maintain and expand recreational opportunities in the Santa Monica Mountains to benefit the public.

### **FISCAL IMPACT/FINANCING**

The MRCA has agreed to pay the County the sum of \$50,000 which represents the County's acquisition costs and the estimated administrative and management expenses incurred during the County's ownership.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The MRCA works in cooperation with the Conservancy and other local government partners to acquire parkland, participate in park planning processes, and complete major park improvement projects. The MRCA provides natural resources and scientific expertise, critical regional planning services, park construction services, park operations, fire prevention and ranger services. MRCA is a local government public entity established in 1985 pursuant to the Joint Powers Act.

The County acquired the subject property in 1952 as a result of tax default for nominal cost. The only administrative and management expenses incurred by the County have been in its attempt to process this property for sale at public auction in 1990 and the costs associated with the proposed conveyance.

Public Resources Code (PRC) Section 33207 provides the Conservancy the right of first refusal to purchase any property within the Santa Monica Mountains Zone proposed to be sold by the County. The PRC stipulates that the Conservancy may purchase the subject property at the County's original acquisition price, plus any administrative and management costs incurred by the County. The County has determined that these costs total \$50,000. However, the MRCA is not afforded the same statutory rights as the Conservancy and the County is under no obligation to honor the Conservancy's request to assign its purchase privileges to the MRCA. In recognition of this fact, MRCA has agreed to stipulate that the subject property will be used for open space, public recreation and park purposes only. Government Code Section 25365 allows the County to sell to the State, a city, or special district, which include the three entities comprising MRCA, as well as the City of Calabasas, real property no longer required for County use and to set terms and conditions of the sale that are determined to be in the County's best interest. Because MRCA has agreed to the use restrictions, the benefits gained by constituents have been determined to be fair compensation for the County's agreement to sell the property for \$50,000.

In accordance with State law, notice of your Board's intended action has been published pursuant to Government Code Section 6061.

County Counsel has reviewed the quitclaim deed and approved the document as to form.

#### **ENVIRONMENTAL DOCUMENTATION**

The recommended action is categorically exempt under Class 12 of the State CEQA Guidelines and the revised Environmental Document Reporting Procedures and Guidelines adopted by your Board.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

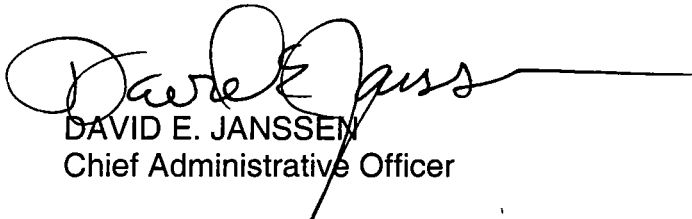
Inasmuch as the MRCA will develop this open space for active recreational and park purposes the impact to County constituents is expected to be beneficial.

The Honorable Board of Supervisors  
February 1, 2005  
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**CONCLUSION**

It is requested that the Executive Officer, Board of Supervisors, return two certified copies of the Minute Order, the executed original quitclaim deed and the adopted, stamped Board letter to the CAO Real Estate Division at 222 South Hill Street, 3rd Floor, Los Angeles, CA 90012 for further processing.

Respectfully submitted,



DAVID E. JANSSEN  
Chief Administrative Officer

DEJ:CWW  
CB:CK:cc

Attachment

c: County Counsel  
Auditor-Controller

Calabasas.b

Attachment A

**QUITCLAIM DEED**

RECORDING REQUESTED BY:  
County of Los Angeles  
AND MAIL TO  
Mountains Recreation and Cons. Auth.  
570 West Avenue 26, Suite 100  
Los Angeles, CA 90065  
ATTN: Laurie Collins

\_\_\_\_\_  
THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTION 27383 OF THE GOVERNMENT CODE

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE REVENUE AND TAXATION CODE

TAX PARCELS: 2072-002-900; 2072-007-901; 2072-007-902; 2072-007-903; 2072-022;902;  
2072-022-901; 2072-021-900; 2072-022-900; 2072-021-901

# QUITCLAIM DEED

The **COUNTY OF LOS ANGELES, a body corporate and politic**, for valuable consideration receipt of which is hereby acknowledged or has been secured by a deed of trust, does hereby surrender, quitclaim and release to:

**Mountains Recreation and Conservation Authority, a joint exercise of powers authority established pursuant to Government Code section 6500 *et seq.***

all of the County's right, title and interest in and to the described real property, ("Property") reserving and excepting to the County all oil, gas, hydrocarbons, and other minerals in and under the Property without the right to the use of the surface or subsurface to a depth of 500 feet, measured vertically from the surface of the Property.

The Property is located in the City of Calabasas, County of Los Angeles, State of California and is further described in Exhibit A attached hereto.

**SUBJECT TO AND BUYER TO ASSUME:**

- a. All taxes, interest, penalties and assessments of record, if any.
- b. Covenants, conditions, restrictions, reservations, easements, rights, and rights-of-way of record, if any.
- c. The Property is to be used for open space; public recreation and; park purposes only.

Dated \_\_\_\_\_

COUNTY OF LOS ANGELES

COLA LOG NO. 2206

By \_\_\_\_\_  
Gloria Molina  
Chair, Board of Supervisors

STATE OF CALIFORNIA) )  
COUNTY OF LOS ANGELES) ss.  
)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairperson of the Board on all papers, documents, or instruments requiring said signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 2005, the facsimile signature of \_\_\_\_\_, Chair of the Board of Supervisors of the County of Los Angeles was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairperson of the Board of Supervisors of the County of Los Angeles.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer  
Board of Supervisors, County of Los Angeles

By \_\_\_\_\_  
Deputy

APPROVED AS TO FORM:  
RAYMOND G. FORTNER, JR.  
County Counsel

By Kathleen D. Felice  
Deputy

**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS**

**CALABASAS HIGHLANDS**  
**FILE NO.: MP 138**

**PARCEL 1 (AMB: 2072-002-900)**

Lots 1 to 7 inclusive, Block 7, Tract No. 9435, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 130, Pages 57 to 60 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.

Excepting all right, title and interest of the County of Los Angeles in and to that portion of County-owned property which lies northwesterly of the southeasterly boundary of that certain 80-foot strip of land described in Parcel A of deed to County of Los Angeles, for Mulholland Highway, recorded as Document No. 3084, on August 5, 1955, in Book 48576, Page 25, of Official Records, in the office of said Registrar-Recorder.

**PARCEL 8 (AMB: 2072-007-901)**

Lots 1 to 21 inclusive, Block 22, Tract No. 9435, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 130, Page 57 to 60 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.

**PARCEL 9 (AMB: 2072-007-902)**

Lots 1 to 19 inclusive, Block 23, Tract No. 9435, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 130, Page 57 to 60 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.

**PARCEL 10 (AMB: 2072-007-903)**

Lots 5 to 16 inclusive, Block 24, Tract No. 9435, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 130, Page 57 to 60 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.



**EXHIBIT "A" (Continued)**  
**LEGAL DESCRIPTIONS**

**CALABASAS HIGHLANDS**  
**FILE NO.: MP 138**

**PARCEL 11 (AMB: 2072-022-902)**

Lots 1 to 9 inclusive, Block 28, Tract No. 8550, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 109, Pages 77 to 80 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.

**PARCEL 12 (AMB: 2072-022-901)**

Lots 1 to 10 inclusive, Block 27, Tract No. 8550, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 109, Pages 77 to 80 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.

Excepting all right, title and interest of the County of Los Angeles in and to that portion of County-owned property which lies northwesterly of the southeasterly boundary of that certain 80-foot strip of land described in Parcel A of deed to County of Los Angeles, for Mulholland Highway, recorded as Document No. 3084, on August 5, 1955, in Book 48576, Page 25, of Official Records, in the office of said Registrar-Recorder.

**PARCEL 13 (AMB: 2072-021-900)**

Lots 1 to 9 inclusive, Block 24, Tract No. 8550, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 109, Pages 77 to 80 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.

Excepting all right, title and interest of the County of Los Angeles in and to that portion of County-owned property which lies northwesterly of the southeasterly boundary of that certain 80-foot strip of land described in Parcel A of deed to County of Los Angeles, for Mulholland Highway, recorded as Document No. 3084, on August 5, 1955, in Book 48576, Page 25, of Official Records, in the office of said Registrar-Recorder.

**EXHIBIT "A" (Continued)**  
**LEGAL DESCRIPTIONS**

**CALABASAS HIGHLANDS**  
**FILE NO.: MP 138**

**PARCEL 14 (AMB: 2072-022-900)**

Lots 1 to 7 inclusive, Block 26, Tract No. 8550, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 109, Pages 77 to 80 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.

**PARCEL 15 (AMB: 2072-021-901)**

Lots 2, 3 and 6 to 11 inclusive, Block 25, Tract No. 8550, in the unincorporated territory of the County of Los Angeles, State of California, as shown on map filed in Book 109, Pages 77 to 80 inclusive, of Maps, in the Office of the Registrar-Recorder of said County.